

Curb, Dustin (DES)

From: James Mayther <james.mayther@gmail.com>
Sent: Thursday, September 29, 2022 2:44 PM
To: DES SBCC
Subject: Code Updates

External Email

Dear Washington State Building Code Councilors,

I am 33 years old, I work as a Project Engineer and Project Manager for a luxury residential general contractor, I rent a dilapidated and ant-infested home in Seattle, and my wife and I are growing ever more pessimistic and apathetic about owning or building our own home one day. This is in spite of both of us having a college education and a graduate degree.

As a previous contractor, business owner, developer, and now project manager - I've seen both sides and the middle of the spectrum of what it takes to build a home - as a spec builder, a residential rehabber, and now a luxury custom home contractor. Every single year, costs continue to escalate - especially in today's supply chain, labor, and now interest rate environment.

I am writing today to voice my personal concerns over the Group 2 code package currently up for consideration. **I urge the SBCC to remove proposals 032, 058, 059, 060, 062, 063, 065, 066, 079, 080, 089, and 091 from the Group 2 building code package or be passed at a later date.** Further, I would urge adoption of the R406 Table (073) that preserves the ability to choose natural gas for space and water heating.

Of serious concern, is the Residential Energy Code. Washington is one of only three states in the nation operating under the 2018 IECC. 80% of the country is operating on the 2012 code or earlier. While the top ten greenhouse gas emitting states contribute half of the country's total emissions, Washington ranks among the lowest emitting states already. Please preserve energy choice by adopting the R406 Table (073) that allows for natural gas space and water heating capabilities.

The HVAC industry specifically is facing changing refrigerant standards, moving from HFC refrigerants to A2L refrigerants. HVAC professionals will need to undergo additional training in installation, maintenance, and repairing systems with the A2L refrigerants. We anticipate this will increase the cost of "traditional" air source heat pumps listed in our initial projections.

Future homeowners, and hopefully myself one day, simply cannot afford for the SBCC to pass this code package at this time.

While I applaud and encourage electrification, as I do believe that it will be our society's path forward to becoming carbon neutral and combating global climate challenges - it's not a luxury that the vast majority of Washintonians can afford at this time. Especially when we already bear the largest brunt of clean energy leadership in the nation and the rest of the world. I feel pushed to the brink and have nothing more to give.

Thank you for the opportunity to provide input on the Group 2 building codes.

James Mayther, MBA

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